

**THIS INSTRUMENT WAS PREPARED BY:**

Michael Lindsey  
Halliday, Watkins & Mann, P.C.  
244 Inverness Center Drive  
Birmingham, AL 35242

**SEND TAX NOTICES TO:**

NewRez LLC  
75 Beattie Place Suite 110  
Greenville, SC 29601

**GRANTOR**

Jaymz Bagby  
225 Shelby Farms Bnd  
Alabaster, AL 35007

**GRANTEE**

NewRez LLC  
75 Beattie Place Suite 110  
Greenville, SC 29601

Mary Bagby  
225 Shelby Farms Bnd  
Alabaster, AL 35007

Property Address: 225 Shelby Farms Bnd, Alabaster, AL 35007  
Purchase Price: \$323,592.50\*\*\*Mortgagee credit\*\*\*  
Sale Date: February 19, 2026

STATE OF ALABAMA  
COUNTY OF SHELBY

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**FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on March 7, 2023, Jaymz Bagby and Mary Bagby, husband and wife, executed a certain mortgage on the property hereinafter described to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans successors and assigns, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, on March 7, 2023, as Instrument Number 20230307000063150; and subsequently transferred and assigned to NewRez LLC d/b/a Shellpoint Mortgage Servicing, and said assignment being recorded on October 21, 2024 as Document Number 20241021000328460 and

WHEREAS, in and by said mortgage the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured according to the terms thereof, to sell said

property before the Shelby County Courthouse door in Columbiana, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said city by publication once a week for three consecutive weeks prior to said sale at public outcry for cash to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the mortgagee or any person conducting said sale for the mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and NewRez LLC d/b/a Shellpoint Mortgage Servicing ("Transferee") did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage by publication in Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of October 26, 2025, November 2, 2025, November 9, 2025, December 28, 2025; and

WHEREAS, on February 19, 2026, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly and properly conducted, and NewRez LLC d/b/a Shellpoint Mortgage Servicing did offer for sale and sell at public outcry in front of the Shelby County Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, Susie Nailen was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said NewRez LLC d/b/a Shellpoint Mortgage Servicing; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of NewRez LLC, in the amount of \$323,592.50, which sum of money NewRez LLC d/b/a Shellpoint Mortgage Servicing offered to credit on the indebtedness secured by said mortgage, and the said NewRez LLC d/b/a Shellpoint Mortgage Servicing, by and through Michael Lindsey, as attorney for said NewRez LLC d/b/a Shellpoint Mortgage Servicing, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said NewRez LLC, the following described property situated in Shelby County, Alabama, to-wit:

LOT 90, ACCORDING TO THE AMENDED PLAT SHELBY FARMS SUBDIVISION, AS RECORDED IN MAP BOOK 46, PAGE 5, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

More commonly known as: 225 Shelby Farms Bnd, Alabaster, AL 35007

TO HAVE AND TO HOLD the above-described property to NewRez LLC and its successors and assigns; subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, NewRez LLC d/b/a Shellpoint Mortgage Servicing has caused this instrument to be executed by and through Michael Lindsey, as attorney for said Transferee, and said Michael Lindsey, as attorney for said Transferee, has hereto set his hand and seal on this the 24<sup>th</sup> day of February, 2026.

NewRez LLC d/b/a Shellpoint Mortgage Servicing

By: [Signature]  
Michael Lindsey, Attorney for Transferee

STATE OF ALABAMA )  
COUNTY OF SHELBY )

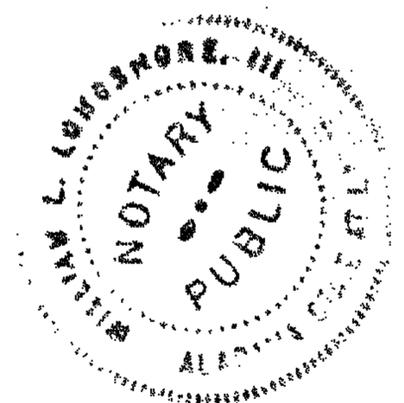
I, the undersigned authority, a Notary Public in and for said County and in said State, do hereby certify that Michael Lindsey, whose name as Attorney for NewRez LLC d/b/a Shellpoint Mortgage Servicing, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he, as such attorney for NewRez LLC d/b/a Shellpoint Mortgage Servicing and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee.

GIVEN under my hand, on this 24<sup>th</sup> day of February, 2026.

[Signature]  
Notary Public  
My Commission Expires: 5/1/2028



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County Clerk  
Shelby County, AL  
03/04/2026 09:28:57 AM  
\$35.00 JOANN  
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[Signature]